

## CITYVIEW

City of Hamilton Planning and Development Department

1996

## INSTITUTIONAL



*Would you buy a house beside a business that opens as early as 7:30 am and may not close until 10:00 pm or has numerous deliveries from large vehicles during the day? Would you buy a house next to a business that generates a lot of traffic and is often the first and last stop of the day for many people? Or how about a business that operates on weekends, holds banquets in the evenings and is most heavily used when people come home from working all day? Probably not - yet many school and church buildings are used in this way.*



*As little as 10 years ago, school buildings were used from 8:30 - 5:30 and maybe one day a week. Chances are the school was closed during the summer months to. However has changed and, as such, the way we look and plan for schools, churches, hospitals, etc. must be re-examined.*

Public service facilities include those activities that are commonly referred to as "Institutional activities", but they also include a broader group of uses such as police and fire stations, arenas and swimming pools.

Public service facilities play an important role in the lives of Hamiltonians. Many of us were born in one of Hamilton's hospitals, attended elementary and high school in Hamilton and attended either McMaster University or Mohawk College. Hamilton's hospitals and educational facilities are major employers in the City and are recognized as leaders in their respective fields for innovations in health care and education.

Neighbourhood plans have historically been prepared with the local school and park as the central focus for the neighbourhood. However, as a result of changing lifestyles, many children no longer walk to their local school. Rather, parents often drive their children to school or the children attend a school that is closer to their day care provider (such as a grandparent or aunt). As a result, there is often traffic congestion around the school.

Public service facilities can have a direct effect on the timing of new development. The Planning Act states that: "the adequate provision and distribution of educational, health, social, cultural and recreational facilities" is a matter of provincial interest. In other words, development should not proceed unless there

### SHOULD NEW DEVELOPMENT BE DELAYED UNTIL THE NECESSARY SCHOOL AND RECREATIONAL FACILITIES ARE BUILT?

are existing facilities that can meet the needs of the future residents. Conversely, the availability of schools, day care facilities and recreational facilities directly affects the quality of life for homeowners in new neighbourhoods. In a recent survey of homeowners in new subdivisions, many people identified the lack of a local school and recreational facilities as a major cause of any dissatisfaction that they felt about their neighbourhood.



IS A COMMERCIAL OPERATED USE AN INSTITUTIONAL  
USE (EG A PRIVATELY OWNED AND OPERATED ARENA)

INSTITUTIONAL  
WHAT IS AN INSTITUTIONAL USE?

Should neighbourhoods be planned with the local as the central focus? What about existing neighbourhoods - what happens when the school site is sold off for development?

Many community groups met at schools and churches in the evenings or on weekends. This was never fully considered when sites were selected and can affect the surrounding homeowners.

In preparing a new plan for the City, a review of the City's public service facilities policies is required given projected demographic changes and their implications for services, programmes, funding and the need for facilities. It is important to answer questions such as:

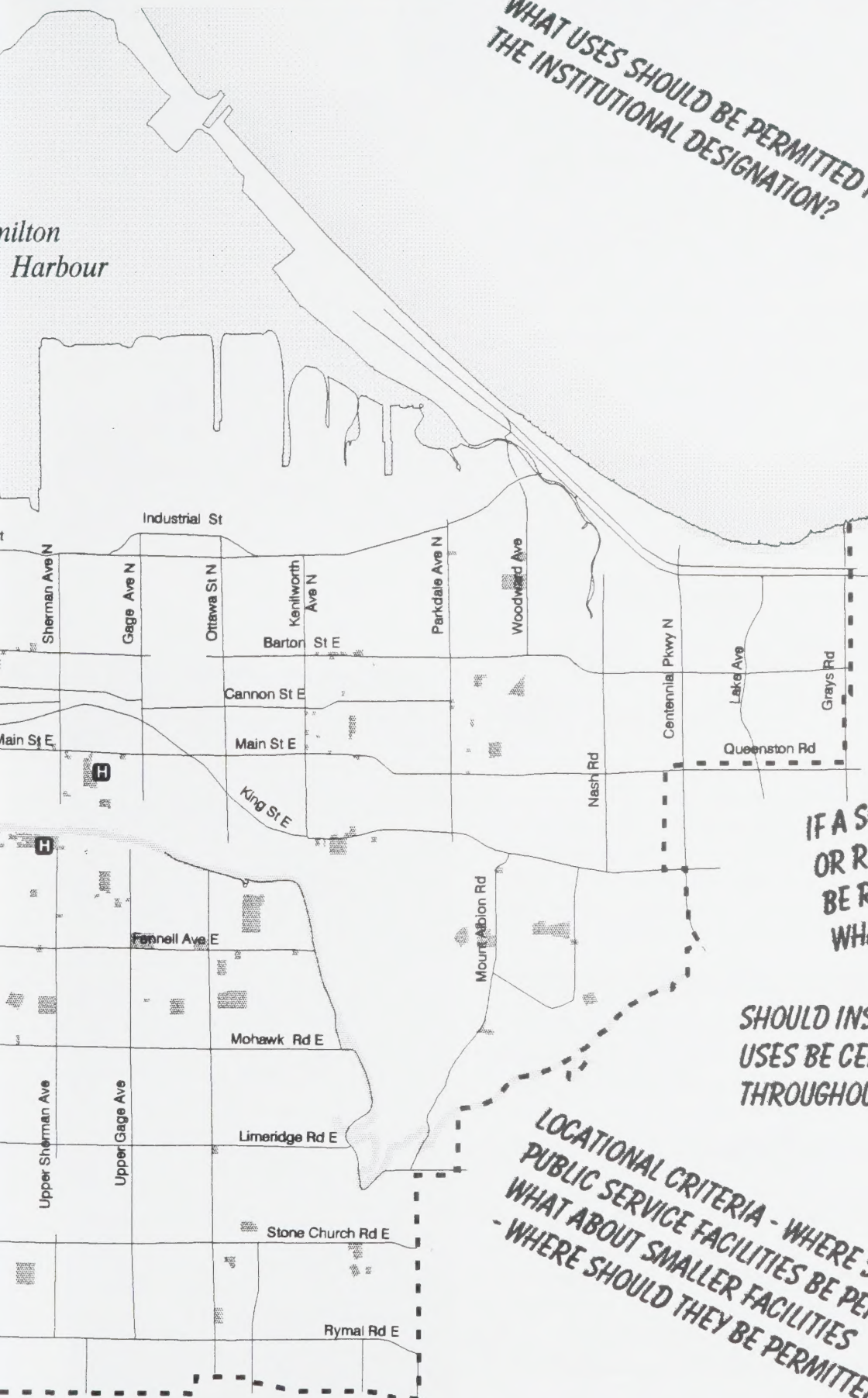
SHOULD RETAIL USES BE ALLOWED  
WITHIN A RECREATIONAL COMPLEX?





WHAT USES SHOULD BE PERMITTED IN  
THE INSTITUTIONAL DESIGNATION?

HOW HAVE INSTITUTIONAL USES CHANGED?  
(E.G. DAY TIME USES, EVENING USES, ETC.)



IF A SCHOOL OR CHURCH CLOSSES  
OR RELOCATES, SHOULD THE SITE  
BE REDEVELOPED? AND IF SO,  
WHAT USES SHOULD BE PERMITTED?

SHOULD INSTITUTIONAL AND RECREATIONAL  
USES BE CENTRALIZED OR LOCATED  
THROUGHOUT THE COMMUNITY?

LOCATIONAL CRITERIA - WHERE SHOULD MAJOR  
PUBLIC SERVICE FACILITIES BE PERMITTED?  
WHAT ABOUT SMALLER FACILITIES  
- WHERE SHOULD THEY BE PERMITTED?



# What does the City's Official Plan say about Public Service Facilities?



Hamilton's Official Plan has policies on public service facilities. At the present time, the Official Plan policies have worked in dealing with new institutional uses. However, one area that has become problematic is the redevelopment of institutional sites. In addition, the zoning of many sites permits residential development "as-of-right". As such, there may not be any opportunity for consultation with the surrounding residents when redevelopment

of the site is proposed. In other cases, sites have been developed for institutional uses but the location of the buildings may affect future road locations or servicing.

Therefore, it may be necessary for the Official Plan to contain policies regarding zoning.



## Adaptive Reuse and Redevelopment of Institutional Sites

With reduced funding from senior levels of government, school boards and hospital corporations have been reviewing their land needs to determine if lands can be sold to offset funding shortages. In other cases, schools and churches have closed when there is insufficient population to maintain the facility. Often these sites are located within existing mature neighbourhoods. The Official Plan presently permits "as-of-right" residential uses on institutionally designated land.

### WHAT HAPPENS WHEN A SCHOOL SITE IS DECLARED SURPLUS OR IF A CHURCH IS CLOSED DUE TO DECLINING MEMBERSHIP? WHAT USES SHOULD BE PERMITTED ON THESE SITES?

As a result of funding reductions, many institutions are consolidating their operations and selling surplus lands. For example, the Chedoke Health Corporation has proposed to redevelop their lands for residential uses. You may have heard of these plans or read about them in the paper - it is called the "Mountview Secondary Plan". These changes can affect the existing neighbourhood. Therefore, should the Official Plan should contain policies regarding the reuse or development of institutional sites?

*For more information on this brochure, please contact  
Steve Robichaud at (905) 546-4414  
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### CITYVIEW

CityView Hamilton's Plan for Tomorrow is your opportunity to present your ideas and thoughts on the future of Hamilton.

Your ideas will ultimately form the basis of a new Official Plan for the City of Hamilton.

Staff of Hamilton's Planning and Development Department are available to answer your questions on any facet of CityView.

### Ways to Contact Us...

Joanne Hickey-Evans at (905) 546-4229  
Keith Extnance at (905) 546-4158

FAX (905) 546-4202

E-Mail : [city.hamilton.planning@freenet.hamilton.on.ca](mailto:city.hamilton.planning@freenet.hamilton.on.ca)

### Mail to...

City of Hamilton  
Planning and Development Department  
7th Floor, City Hall  
71 Main Street West  
Hamilton, Ontario  
L8N 3T4